

SHERIFF'S SALE

Wednesday, November 4th, 2015 at 09:00 A.M.

BY VIRTUE OF WRIT OF EXECUTION NO. 2015CV686 AND CIVIL WRIT NO. 2015CV686 ISSUED OUT OF THE COURT OF COMMON PLEAS OF COLUMBIA COUNTY CIVIL DIVISION TO ME DIRECTED THERE WILL BE EXPOSED TO PUBLIC SALE, BY VENUE OR OUTCRY TO THE HIGHEST BIDDER, FOR CASH, IN A COURTROOM OR SHERIFF'S OFFICE, TO BE ANNOUNCED, AT THE COLUMBIA COUNTY COURTHOUSE, BLOOMSBURG, PENNA., 17815, ALL THE RIGHT AND TITLE AND INTEREST TO THE DEFENDANTS IN AND TO:

ALL THAT CERTAIN piece, parcel or tract of land situate on the South side of East Eighth Street in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described in accordance with an early survey, as follows:

BEGINNING at the Northwest corner of lot formerly of Phoebe Carter, now or late of Harry Grotz; and running THENCE along said Grotz line, South 30 1/2 degrees East, 150 feet, more or less, to what was formerly the Berrn Bank of the now abandoned Pennsylvania Canal; THENCE along said bank, South 73 degrees West, 60 feet to line of lot now or late of Harry Mather; THENCE along the said line, North 30 1/2 degrees West, 145 feet, more or less, to the South line of Eighth Street aforesaid; and THENCE along the said East Eighth Street, the course thereof, 60 feet to the corner and place of BEGINNING.

WHEREON is erected a frame dwelling.

ALSO ALL THAT CERTAIN message or tract of land situate in the Town of Bloomsburg, in the County of Columbia and State of Pennsylvania, bounded and described as follows, to-wit:

BEGINNING at the Southeast corner of land now or formerly of William Lutz; THENCE Eastwardly along the Southern line now or of Charles H. Ney, 60 feet to a corner in line of land now or formerly of Harry Grotz; THENCE along the Western line of land now or formerly of said Harry Grotz, 60 feet, more or less, to an iron pin on the North side of Canal Street; THENCE Westerly along the North line of Canal Street, 60 feet to an iron pin; and THENCE Northwesterly along land now or formerly of William Lutz, 60 feet, more or less, to the place of BEGINNING.

TITLE TO SAID PREMISES IS VESTED IN Jennifer L. Verbeck, by Deed from Jeremy L. Long, single, dated 09/19/2011, recorded 10/27/2011 in Instrument Number 201109939.

Tax Parcel: 05E-02-168-00,000

Premises Being: 260 East 8th Street a/k/a, 260 East Eighth Street, Bloomsburg, PA 17815-2804

PROPERTY ADDRESS: 260 EAST 8TH STREET, BLOOMSBURG, PA 17815

UPI / TAX PARCEL NUMBER: 05E-02-168-00,000

TERMS OF SALE

MINIMUM PAYMENT AT TIME OF SALE: The greater of ten (10%) percent of the bid price or costs (opening bid at sale). Minimum payment is to be paid in cash, certified check, or cashier's check at time of sale.

REMAINING BALANCE OF BID PRICE: Any remaining amount of the bid price is to be paid within (8) days after the sale in cash, certified check, or cashier's check.

IMPORTANT NOTICE FOR FAILURE TO PAY BID PRICE: FAILURE TO PAY THE BID PRICE IN ACCORDANCE WITH THESE TERMS MAY RESULT IN SERIOUS FINANCIAL CONSEQUENCES TO THE BIDDER. DO NOT BID UNLESS FUNDS ARE AVAILABLE FOR PAYMENT WITHIN THE PRESCRIBED TIME PERIOD.

If the successful bidder fails to pay the bid price as per the above terms, the Sheriff may elect either to sue the bidder for the balance due without a resale of property, or to resell the property at the bidder's risk and maintain an action against the bidder for breach of contract. In the case of a default all sums paid by the bidder will be considered forfeited, but will be applied against any damages recoverable. The defalting bidder will be responsible for any attorney fees incurred by the Sheriff in connection with any action against the bidder in which the bidder is found liable for damages.